



GREENWOOD COMMON COUNCIL OCTOBER 4, 2004 MINUTES

President Jessie Reed called the meeting to order at 7:00 p.m.

The audience recited the Pledge of Allegiance in unison, after which the Rev. Wayne Murray of the Grace Assembly of God led in prayer.

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| PRESENT: | Council members Bruce Armstrong, Ron Bates, Bill Bless, Ron Deer, John Gibson, Keith Hardin, Jessie Reed; Clerk-Treasurer Jeannine Myers; and City Attorney Shawna Koons-Davis. Mayor Charles Henderson was not able to attend. |
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Mr. Bates moved to accept the minutes of the regular session of September 20th, with second by Mr. Deer. Vote: Ayes.

The City Attorney had distributed her litigation report. There were no questions from the Council.

Mr. Armstrong reported that the last Plan Commission meeting was a training session. Discussion was primarily on the Worthsville Road realignment from Averitt Road to short of Honey Creek. There were proposals ranging from \$1.1 million to \$1.7 million, with approximately 80% to be covered by Federal matching funds.

Mr. Deer reported for the tax abatement committee that he had received responses from the Planning Director and the City Attorney. He will review those and call a meeting of the tax abatement sub-committee.

Mr. Gibson discussed a brochure from Johnson County Solid Waste Management.

Executive Director of Parks Evan Springer and board members Clyde Freshour and Mike Sawa were present to discuss the proposed aquatic center. Mr. Sawa corrected the statement that the cost would be \$12.8 million and said the estimated total cost is \$10.7 million. He also compared the active area of the proposed facility, 4 acres, to Holiday World's 22 acres. Mr. Sawa told the Council that communities of comparable size have some type of facility like this and they feel that Greenwood could expect to have an aquatic center. Revenue brought in is approximately \$45,000 per year, with the cost to operate and repair approximately \$100,000 per year. He next discussed the feasibility study, done to determine the size of the pool needed and the cost. Mr. Sawa also mentioned that impact fees could not be used until the facility was up to standards, including a pool to serve 3% to 5% of the population. He asserted that spending millions of dollars to bring the pool up to standards would still leave the City a pool that is less than half the size it should be for a community our size. Building a second pool along with renovating our present pool is another option he mentioned. As to traffic concerns, Mr. Sawa told the Council that if a pool is not built there would be probably 200 houses in the area.

Gail Richards of the Chamber of Commerce was next to speak, followed by Dick Dietrich of the Parks Board, Brenda Spicer, Pete Wiser on the citizen survey, and Kyle Miller, also of the task force. Mr. Wiser and Mr. Springer then spoke to location and traffic concerns. Cathy Weaver of H.J. Umbaugh discussed the impact of various size bond issues on homeowners. Next was Marya Jo Butler of the Parks Board, followed by Mr. Freshour. Mr. Hardin asked about the cost of covering the lap pool to make it usable in the winter. Mr. Wiser responded that he was told it would cost about \$1 million for a permanent cover. Mr. Deer asked if the task force had any figures on winter usage. There was not much data available. From the audience Susan Miller and Doug Sprague were next. Mr. Springer responded to Mr. Sprague's concerns on the lap pool and traffic.

Resident Ashley Bartley spoke next, followed by Linda Gibson. Mr. Springer responded to covering the lap pool with a bubble top and meeting the needs of seniors. Doug O'Neill spoke on programs at the high

school pool. Mr. Deer thought choices needed to be made in order to tie down the cost. Resident Charlie Johnson described the covered dome over the pool at French Lick. Bruce Thompson, President of the Greenwood Gators Aquatic Team, spoke next in favor of the center. Mr. Armstrong asked about the admission cost mentioned on the feasibility study, \$6.50, versus what residents said they were willing to pay in a two-year-old survey, \$5 or less. There was discussion on this. Marie Wilson and Nancy Wiser were next, willing to pay the \$6.50. Nunzio Matalie was against the property tax increase. Mr. Deer cited the median home price in Greenwood of \$116,000, saying according to the estimates that means \$2.83 a month. Amanda Macklin, who manages an apartment, described having to deny some the right to use their pool for insurance purposes. Brent Corey discussed Greenwood as a City of Pride and Progress. Susan Miller was next, saying that the facility would increase the value of homes. Business owner Don Wagoner wondered if property taxes would go down after the bond issue expired. Chris Alexander, a new resident, described the experience of Fairfield, Ohio building an aquatic park and mentioned unrealized gains.

Mr. Deer thought the task force needed to hear comments from the Council. Carl Kreck of the Valle Vista Homeowners' Association thought that this would be discussed in a much larger venue. Ms. Reed pointed out that as this agenda was short, the Council wanted to discuss the issue tonight rather than a special meeting. Mr. Deer had wanted a separate meeting in a larger facility. This led to much discussion. Mr. Hardin commented that he thought it was important to investigate having the facility open year round and asked for adjusted figures for attendance. Mr. Deer said the task force is obligated to a \$12.6 million limit, so he thought the task force should document what could not be included. Mr. Armstrong said that of the negative comments he has received, the majority have concerned the limited time the facility is open. Mr. Gibson mentioned the feasibility study on the salvage yard cleanup and thought that figure would be important. Mr. Springer commented that the property would not be purchased if studies showed it could not be used. Mr. Deer asked what the next step would be for the task force. Mr. Freshour told the Council that there is no land left in Greenwood. Mr. Sawa added that the task force wanted to answer any questions that may have been outstanding and bring the true numbers to the table as opposed to the numbers that have been floating around. Mr. Springer commented that the Parks Board and the task force need to hear from the Council if there is something that should be looked into further. The information will go back to the table, where the Board will digest it and will bring back the best proposal. Mr. Bates indicated that he was not convinced there was a true representation of the City as a whole, as only 8% responded to the survey. There was much discussion on the issue. Mr. Sawa told the Council that the task force will investigate the concerns brought forward tonight. Pat Sherman addressed Mr. Armstrong's concerns about losing money each year. Mr. Gibson noted the Council would appreciate any more estimated costs they could have.

The Council recessed at 8:55 p.m. and reconvened at 9:05 p.m.

ORDINANCE No. 04-46 – An Ordinance Annexing Certain Territory Within the Area of Extended Jurisdiction of the City of Greenwood, Indiana, Placing the Same Within the Corporate Boundaries Thereof and Making the Same a Part of the City of Greenwood and Redefining the Corporate Boundaries of the City of Greenwood, Indiana, Approximately 22.43 Acres Located on the East Side of Honey Creek Road Immediately South of Alden Place Subdivision (commonly known as the Bright Farm Property). **CONTINUED UNTIL NOVEMBER 16, 2004 MEETING FOR FIRST READING AND PUBLIC HEARING.**

ORDINANCE No. 04-47 – An Ordinance Reducing Appropriations in the Funds of the City in Several Departments for the Year 2004. Mr. Bates moved to pass Ordinance No. 04-47 on first reading. Second by Mr. Bless. Vote: Ayes – Bates, Bless, Deer, Gibson, Reed; Nay – Hardin. **PASSED FIRST READING.**

ORDINANCE No. 04-28 – An Ordinance Annexing Certain Territory Contiguous to the City of Greenwood, Indiana, Placing the Same Within the Corporate Boundaries Thereof and Making the Same a Part of the City of Greenwood and Redefining the Corporate Boundaries of the City of Greenwood, Indiana, Approximately 51.54 Acres Located South of Curry Road, and Along the West Side of Honey Creek Road, and Commonly Known as the Forest Lawn Memory Gardens, Inc. Property. **POSTPONED UNTIL OCTOBER 18, 2004 MEETING.**

RESOLUTION No. 04-24 – A Resolution of the Greenwood Common Council to Adopt the Written Fiscal Plan for the Annexation of Approximately 23.43 Acres Located on the East Side of Honey Creek Road Immediately South of Alden Place Subdivision (1611 S. Honey Creek Road), Referencing Annexation Ordinance No. 04-46. Mr. Bless moved to pass Resolution No. 04-24 through second reading. Second

by Mr. Gibson. Vote: Ayes – Bless, Deer, Gibson, Hardin, Reed, Armstrong; Nay – Bates. **PASSED SECOND READING.**

RESOLUTION No. 04-25 – A Resolution Declaring Certain Real Property Improvements for Property Tax Abatement and Setting the Time and Place for a Public Hearing Thereon (Nachi Technology, Inc.). **INTRODUCED.**

ORDINANCE No. 04-48 – An Ordinance Transferring Funds Within the Budget of the Parks and Recreation Department (\$15,000). **INTRODUCED.**

In response to Mr. Hardin, Police Chief Hessman said he did not have a list of vehicles sold at auction but should have it by the next Council meeting.

Mr. Deer mentioned that he did not have the Indiana-American Water compliance memo, which was sent out in a separate envelope. Consultant Pat Sherman represented Indiana-American. He told the Council that the building is fully occupied. Mr. Bates moved to find Indiana-American Water Company in substantial compliance. Second by Mr. Armstrong. Vote: Ayes.

At this time Jacob Campbell of Nachi Technology came forward to discuss the warehouse facility being requested for tax abatement. Ms. Koons-Davis indicated that November 3rd would be the second reading for the declaratory resolution. Once that is passed, notice is published and a public hearing is held at least ten days after that. The confirmatory resolution and public hearing would be the first meeting in December. The construction will take six to seven months. There was discussion on suspension of the rules and also holding a special meeting. Mr. Bless moved to suspend the rules in order to consider first reading. Second by Mr. Hardin. Vote: Ayes. **RULES SUSPENDED.** Mr. Gibson then moved to pass Resolution No. 04-25 through first reading. Second by Mr. Hardin. After discussion, Mr. Bates moved to limit the period of the tax abatement to seven years rather than ten. Second by Mr. Hardin. Mr. Bates withdrew his motion after discussion and Mr. Hardin withdrew his second. Vote: Ayes – Hardin, Reed, Bates, Bless, Deer, Gibson; Nay – Armstrong. **RESOLUTION No. 04-25 PASSED FIRST READING.** The confirmatory resolution and public hearing will be November 15, 2004.

The Clerk-Treasurer informed the Council that the tax levy appeal hearing is October 14th. She will inform the Council of the time.

From the audience Charlie Johnson came forward to discuss the needs of his grandson, who is in a wheelchair. The \$16,000 wheelchair has been ripped apart by the curbs. His grandson can neither walk nor crawl. Director of Operations Norm Gabehart thought the most feasible option would be to cut out a section of curb line and designate a handicapped ramp parallel to the driveway. Mr. Gabehart went on to discuss the Cherryfield project.

With no further business, the meeting adjourned at 9:50 p.m.